

City of Regina <b>HERITAGE INVENTORY                  EVALUATION FORM</b>	Evaluation Date July 1, 2021
	Neighbourhood Heritage
	Designation
The place should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the place merits inclusion on the City of Regina Heritage Inventory or not and whether it is Grade 2 (Neighbourhood-wide significance) or Grade 1 (City-wide significance).	

Historic Place Name Balfour Residence	
Municipal Address 1300 College Avenue	Year of Construction 1928
Architectural Style Dutch Colonial Revival  Architect/Designer Unknown  Builder Unknown	Legal Address/Description Lot 12, Block 468, Plan OLD33  Site Area (m <sup>2</sup> )
Consultant Donald Luxton & Associates	
Heritage Planner	



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<b>Statement of Significance</b>	Historic Place Name Balfour Residence
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## ***Description of Historic Place***

The Balfour Residence is located on a corner lot fronting College Avenue at Toronto Street in Regina's Heritage neighbourhood. The one and one-half storey wood frame dwelling features Dutch Colonial Revival architecture, exhibited by its side-gambrel roof with partial eave returns, prominent projecting one-storey sunroom with flat-roof, and arched hood over the front door. The dwelling is situated in a primarily residential area, featuring a mixture of single-family detached dwellings and some apartment blocks.

## ***Heritage Value of Historic Place***

Constructed in 1928, the Balfour Residence is valued for its association with the Interwar development of the General Hospital district. Commonly defined as the area bordered by Victoria Avenue, College Avenue, Broad Street, and Winnipeg Street, the General Hospital district was originally platted as part of the 1882 Canadian Pacific Railway townsite subdivision. Residential development of the area was slow to start, beginning in earnest during the booming Edwardian era. Emerging as a neighbourhood for middle-income individuals and families, the area also hosted ethnic enclaves populated by central and eastern European immigrants, as well as a small Jewish population. The completion of the new Regina General Hospital in 1911 was a boon for the area, attracting new residents and residential development around the facility. Streetcar lines were inaugurated and extended between 1911 and 1913 along College Avenue and 11th Avenue/Victoria Avenue, east of Broad Street, providing convenient access to public transit to residents of the area. The house exists today as a tangible example of the quality Interwar dwellings constructed in the Heritage area, especially those along the important College Avenue corridor.

The Balfour Residence is additionally valued for its history of early occupants and owners, beginning with its association with original inhabitant and prominent Regina citizen, James Balfour (1867-1947). Born in Ontario, Balfour arrived in Saskatchewan in 1883. A teacher and later, barrister by profession, Balfour was one of the city's most well-known pioneers. James met his wife, Agnes Hayes (1864-1955), also from Ontario, while teaching in Battleford, and the two were married there in 1892. Balfour articulated with the Regina-based law firm of Scott & Hamilton early in his career, and was admitted to the bar in 1895, at which time he opened his own private practice. He served as a city councillor from 1904 and 1906 and was elected mayor of Regina in 1915 and 1931. In addition to his prominent career, Balfour served with many local organizations and societies, and was a recipient of the Salvation Army's Order of Distinguished Auxiliary Service for both his work with the charity and contributions to the broader community. Balfour resided at this dwelling only briefly, during the time in which his former residence was redeveloped, and the Balfour Apartments on Victoria Avenue were built in its place in 1929. Following the completion of apartments, Balfour and his family moved into the new structure. This house was subsequently occupied by a number of professionals including MLA John A. Merkley, Minister of Railways, Labour and Industries with the province, who lived here for approximately a year in 1930. In circa 1943, John Nikolou (d.1963), and his wife Ismini (née Giokas; d.1994), both originally from Greece, purchased the house and resided here until the early 1960s. John came to western Canada in 1913, first settling in Regina, then Empress, Alberta and Saskatoon. Returning to Regina in 1920 as an experienced restaurant owner, Nikolou became actively involved in a number of local eateries, including the Balmoral Café; the Cameo Café; and the Marina Café. John

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and Ismini were married in 1927, and they moved out of the Balfour Residence shortly before John's passing.

The Balfour Residence is valued as an excellent and rare example of Dutch Colonial Revival architecture in Regina. The residence reflects a blossoming strong economy after an economic lull during the First World War. The Dutch Colonial Revival roots are clearly visible in its side gambrel roof, wide spanning saddlebag shed roof dormer and prominent projecting flat-roof sunroom. The design, though relatively unusual in Regina, is typical of period revival houses built in the period between the two World Wars, that reflected the modern ideals of economy and good design as well as an ongoing pride in past traditions. It was presumed at the time that a well-built house would display a traditional and readily-identifiable style as a hallmark of good taste. The use of the various Colonial Revival styles had gained new popularity during the 1920s at the time of the American Sesquicentennial.

### ***Character-Defining Elements***

The character defining elements include but are not limited to:

- location on a corner lot fronting College Avenue and Toronto Street in the Heritage area of Regina on a rectangular lot;
- form, scale, and massing as expressed by its one and one-half storey height; full basement; saddlebag dormers; small enclosed shed porch on rear elevation; and half-width, one-storey projecting sunroom on the front elevation;
- wood-frame construction with stucco cladding; wood trim elements including bargeboards, fascia, and soffit; and wood window frames, casings and sills;
- Dutch Colonial Revival features such as its: bellcast side-gambrel roof with eave returns and wide saddlebag dormer with pointed and notched bargeboards; off-centre entryway accessed by a short flight of steps with low, closed brick balustrade, and also with curved hood over the front door supported by ogee corbels; projecting, off-centre sunroom with flat-roof, decorative scroll-cut purlins, and dentil coursing above the windows; off-centre square bay projection with dentil crown moulding on rear elevation; and triangular canopy supported by wood brackets over side entrance on west elevation;
- original fenestration including as its single, double, and banked assemblies of hung wood windows with multi-light upper sashes; and multi-light, single sash windows;
- original glazed, multi-light, wood front door with sidelights; and additional panelled wood doors with inset glazing on side and rear elevations; and
- external red brick chimney.

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<b>Statement of Integrity</b>	Historic Place Name Balfour Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> <li>Valued for its association with the Interwar development of the General Hospital district.</li> <li>Valued for its history of ownership, beginning with its association with original owner and prominent Regina citizen, James Balfour and later owner, the Nikolou family.</li> <li>Valued as an excellent and uncommon example of Dutch Colonial Revival architecture in Regina.</li> </ul>
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<p>Period of Significance 1920s</p>
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<p>Chronology of Alterations Unknown Dates:</p> <ul style="list-style-type: none"> <li>Aluminum storm windows added.</li> <li>Replacement of some windows on the basement and rear elevation.</li> <li>Addition of screendoors.</li> </ul>
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<b>Aspects of Integrity</b>			
<b>1. LOCATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Location is the place where a building, structure or landscape was constructed or established or the place where an historic activity or event occurred.			
<b>2. DESIGN</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Design is the combination of elements that create the landscape or the form, scale, massing, plan, layout, and style of a building or structure.			
<b>3. ENVIRONMENT</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Environment is the physical setting of an historic place. Whereas location refers to a specific geographic coordinate, environment refers to the surrounding character of the place.			
<b>4. MATERIALS</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.			
<b>5. WORKMANSHIP</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.			
<b>6. ASSOCIATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.			

<p><b>Statement of Integrity</b></p> <p style="text-align: center;">The Balfour Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Balfour Residence retains a high degree of its historic fabric and integrity, and is in excellent condition and well-kept and maintained by its past and present owners.</p> <ul style="list-style-type: none"> <li>Foundation: The concrete foundation appears in good condition.</li> <li>Cladding: Stucco cladding is in good condition.</li> <li>Roof: Asphalt shingle roof is presently in good condition. Original roof material is unknown.</li> <li>Roof elements: Wood features such bargeboards, fascia, soffits, and dentil coursing are all in good condition. There is some paint deterioration at the extremities of some of these components.</li> </ul>
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- Windows: Almost all windows retain their original wood sashes. Some aluminum storm windows have been added and several windows, primarily on the basement level and rear elevation have been replaced.
- Doors: Original multi-light front door and sidelights are in good condition.
- Other: External chimney appears to be in good condition.

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<b>Criteria of Integrity</b>	Historic Place Name Balfour Residence
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Criteria	Level of Heritage Significance			
	N/A	Low	Moderate	High
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. ( <i>Historic</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. ( <i>Historic</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. ( <i>Aesthetic, Architectural, Technical</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. ( <i>Social, Cultural, Spiritual</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. ( <i>Landmark, Symbolism</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. The place could yield important information that will contribute to the understanding of Regina's past. ( <i>Scientific, Educational</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. ( <i>Historic, Rarity</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. The place is important in the historic urban development of the neighbourhood or city. ( <i>Context, Landscape, Urban Context, Group Value</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Based on the above criteria, does the place merit inclusion on the Heritage Inventory? (at least 1 'High' or 4 'Moderate')	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain: <ul style="list-style-type: none"> <li>The Balfour Residence is associated with prominent citizens James Balfour and John Nikolou and is a uncommon example of Dutch Colonial Revival architecture in Regina.</li> </ul>	<input type="checkbox"/> No (Result is GRADE 2)	<input checked="" type="checkbox"/> Yes (Result is GRADE 1)
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>FINAL EVALUATION</b>	<input type="checkbox"/> Grade 2	<input checked="" type="checkbox"/> Grade 1
Date Evaluated by City:		
Date Approved by City:		



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<b>Additional Images</b>	Historic Place Name Balfour Residence
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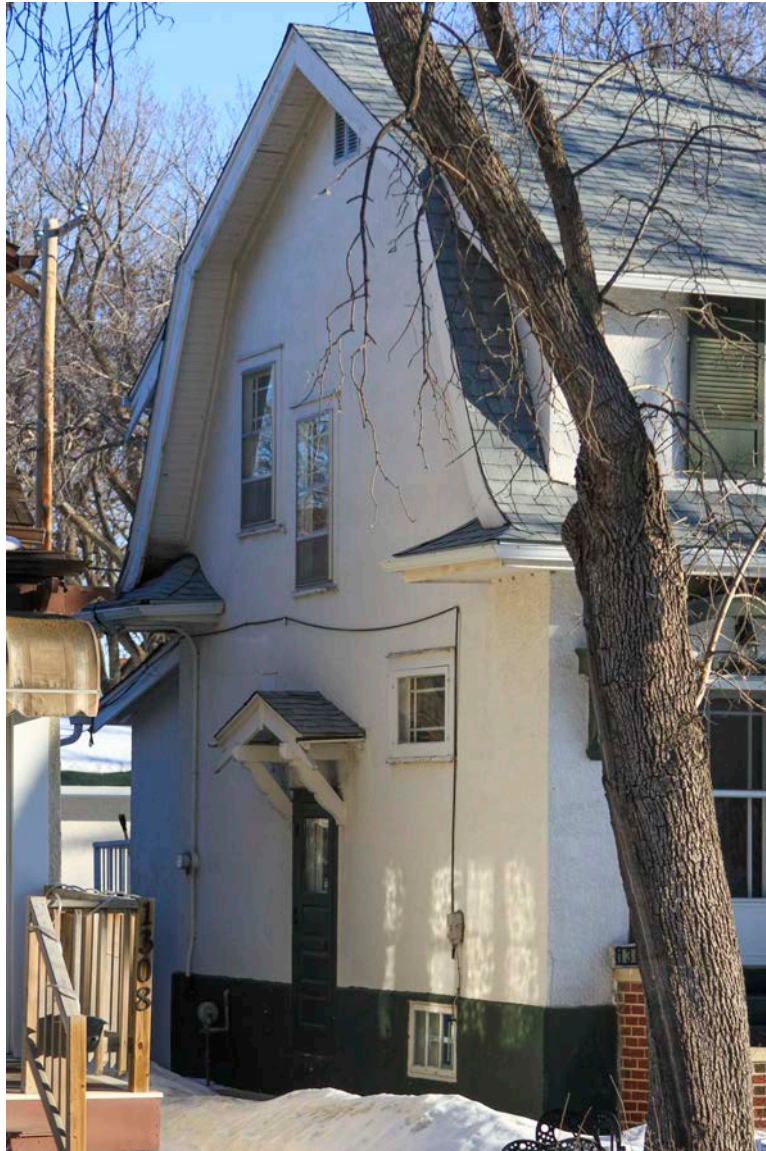
**Caption:** Aerial view of the Balfour Residence.

**Date:** 1951

**Source:** City of Regina

**Copyright:** City of Regina

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**Caption:** View of the west elevation of the Balfour Residence.

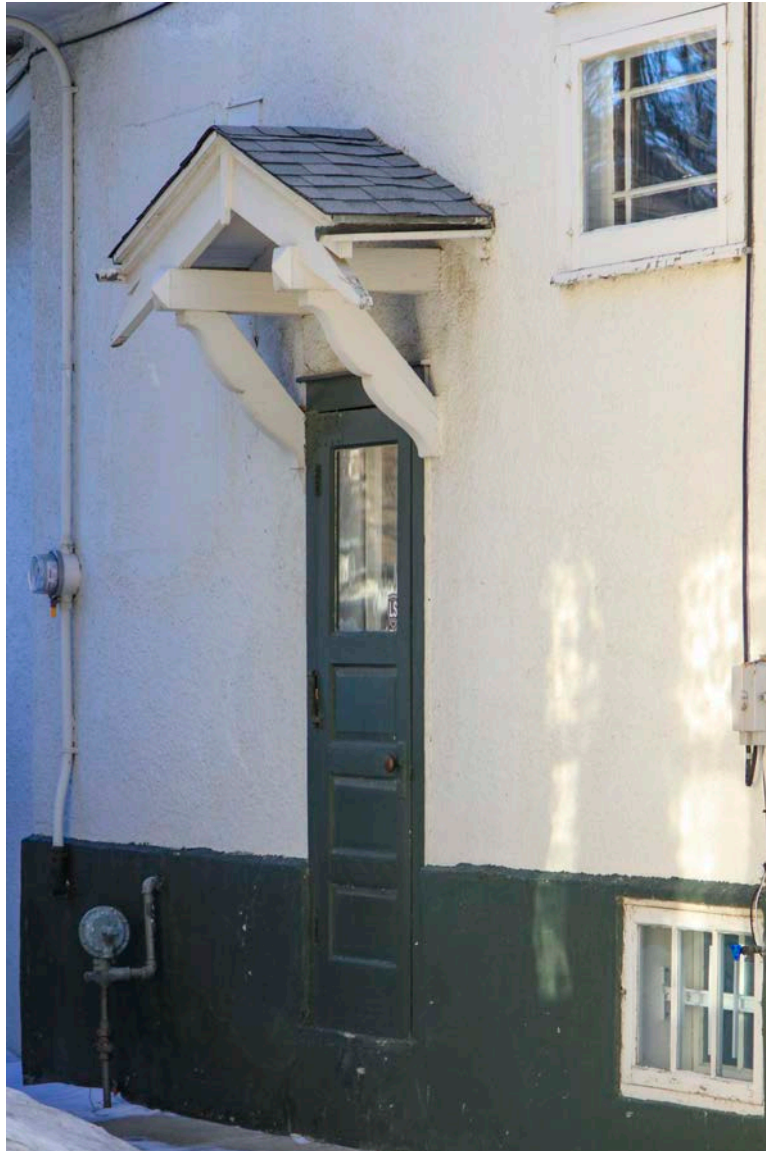
**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina



# HERITAGE INVENTORY EVALUATION FORM



**Caption:** Detail of the side entrance on the west elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

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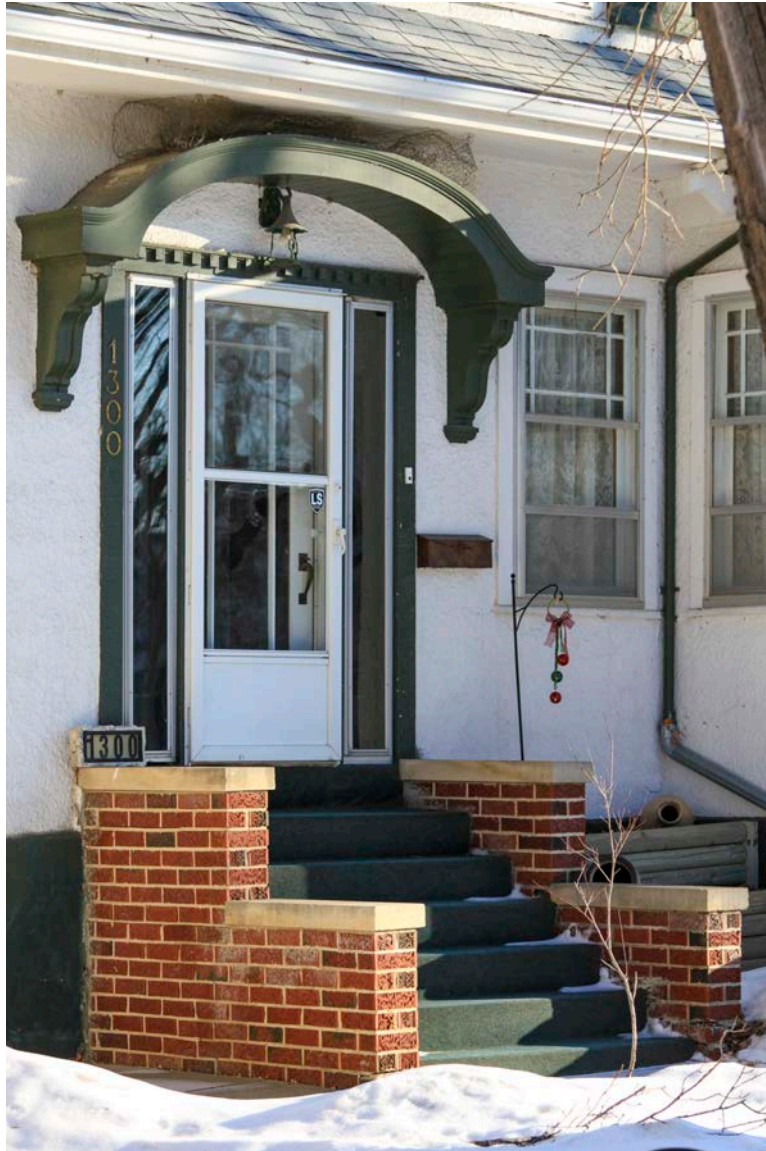
**Caption:** View of the front elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

# HERITAGE INVENTORY EVALUATION FORM



**Caption:** Detail of the main entryway on the front elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina



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**Caption:** Detail of the sunroom on the front elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

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**Caption:** Detail of the banked window assembly, with dentil moulding, on the sunroom of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina



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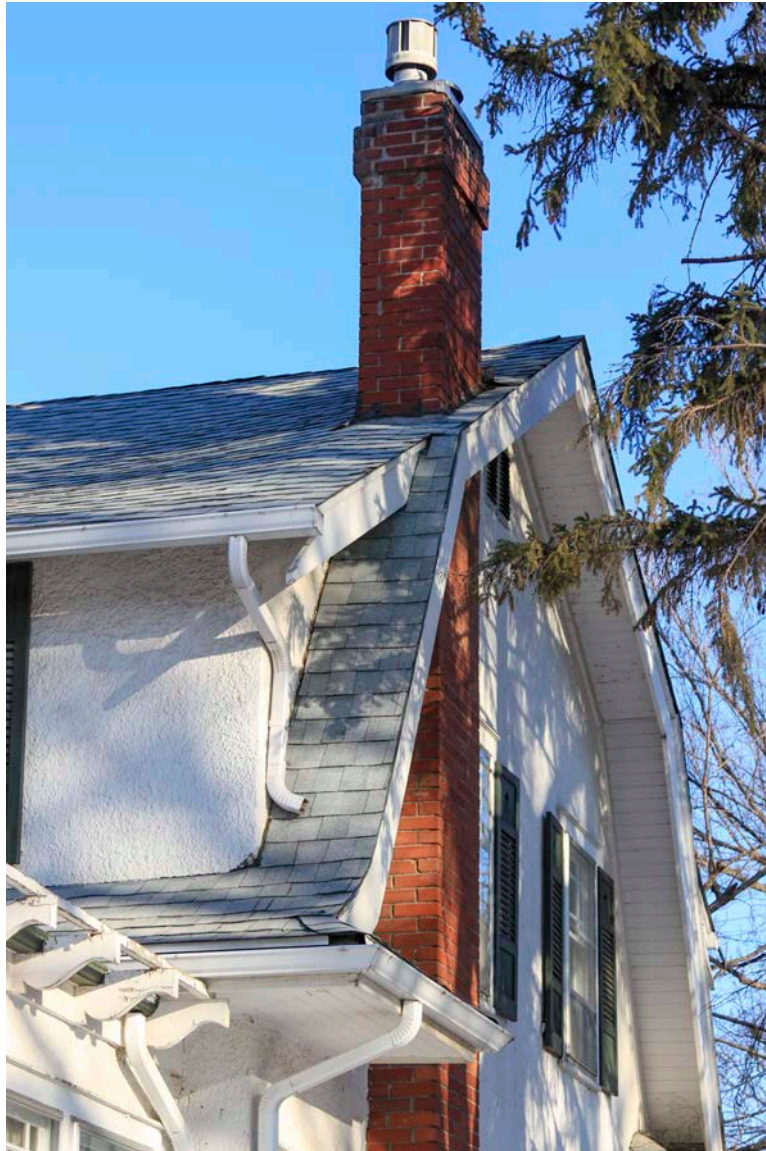
**Caption:** View of the east elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

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**Caption:** Detail of the external red brick chimney on the east elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina



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**Caption:** Detail of the flared gambrel roofline and returned eaves at the northeast corner of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

# HERITAGE INVENTORY EVALUATION FORM



**Caption:** View of the rear elevation of the Balfour Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

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## **EXPLANATORY NOTES**

### **Eligibility for inclusion the Heritage Inventory:**

- Places must be at least 20 years old to be eligible for inclusion.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes, and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects, and intangible heritage.

### **Assessing Level of Heritage Significance:**

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

**CRITERIA 1** – This criterion assesses the place’s association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth/production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the City’s Thematic Framework and Historical Context document available on the City’s website.

#### ***N/A***

The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.

#### ***Low***

The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.

#### ***Moderate***

The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.

#### ***High***

The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

**CRITERIA 2** – This criterion assesses the place’s association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

#### ***N/A***

Little or no known historic association.

#### ***Low***

Connected with a person, social or cultural group, or institution that is of limited importance to the neighbourhood.

#### ***Moderate***

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.



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### **High**

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

**CRITERIA 3** – This criterion assesses the place’s architectural significance; its expression of style; its design details and features; its building materials; its method of construction; and its planning context.

### **N/A**

An average example of a style, type, design or technology that remains common in Regina.

### **Low**

A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.

### **Moderate**

A very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood.

### **High**

An excellent example of a style, type, design or technology in Regina or one of few surviving and very good examples of a style, type, design or technology in Regina.

**CRITERIA 4** – This criterion assesses evidence of a strong/special association between the place and a particular community/cultural group.

### **N/A**

The place possesses limited social, cultural or spiritual value.

### **Low**

There is a weak social, cultural or spiritual connection between the place and a particular community/ cultural group.

### **Moderate**

There is a moderate social, cultural or spiritual connection between the place and a particular community/cultural group.

### **High**

There is a strong social, cultural or spiritual connection between the place and a particular community/cultural group.

**CRITERIA 5** – This criterion assesses the visual landmark status or cultural, spiritual or symbolic value of the place.

### **N/A**

A place of no landmark or symbolic significance.

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### **Low**

A landmark in an immediate area or a place of symbolic importance to an immediate area.

### **Moderate**

A major landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.

### **High**

A landmark of civic importance or a place of significant symbolic value to the city, province or nation.

**CRITERIA 6** – This criterion assesses the physical fabric, documentary evidence, or oral history relating to the place that could yield meaningful information about Regina’s cultural history.

### **N/A**

The place is not able communicate the history of the immediate area, neighbourhood, or city.

### **Low**

The place communicates (physically or through documented/oral evidence) an aspect or aspects of the immediate area’s history.

### **Moderate**

The place communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.

### **High**

The place directly communicates (physically or through documented/oral evidence) an aspect or aspects integral to the historic or cultural development of Regina, or is of provincial or national importance.

**CRITERIA 7** – This criterion assesses how rare or uncommon the place is within Regina, or whether it is among a small number of extant places that demonstrate an important style, phase, event, etc.

### **N/A**

There are a significant number of similar places.

### **Low**

The place demonstrates an uncommon, rare or endangered aspect of the immediate area’s cultural history.

### **Moderate**

The place demonstrates an uncommon, rare or endangered aspect of the neighbourhood’s cultural history.

### **High**

The place demonstrates an uncommon, rare or endangered aspect of the city’s cultural history.

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**CRITERIA 8** – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

***N/A***

A place with little evidence of a recognizable historic pattern.

***Low***

A place that provides some evidence of an historic pattern of importance for the immediate area.

***Moderate***

A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

***High***

A place that can be directly linked to the establishment of an historic pattern of civic importance.

**BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HERITAGE INVENTORY WITH AT LEAST 1 'HIGH' RATING OR AT LEAST 4 'MODERATE' RATINGS**

### THRESHOLDS

**Ranking:** If a place demonstrates exceptional or outstanding qualities for any of the criteria (obtaining a 'High' level), it would be considered a Grade 1 place with city-wide significance, whereas a place that does not obtain a 'High' level ranking in any of the criteria would be considered a Grade 2 place with neighbourhood-wide significance.

**Integrity:** This refers to the degree to which the heritage values of the place are still evident/authentic, and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned). This includes authenticity of materials, technology and design. If considerable change to the place has occurred, the significant values may not be readily identifiable. Changes that are reversible are not considered to affect integrity. In the City of Regina, degree of integrity is evaluated by a Statement of Integrity, included in this evaluation.